



THE A-TEAM

RE/MAX FIRST

234173 RANGE ROAD 280 , Rural Rocky View County T1X 2C8

MLS® #: A2151487 Area: NONE Listing Date: 07/25/24 List Price: \$1,975,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1995
Lot Information
Lot Sz Ar: 3,317,529 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,691
Low Sqft:
Ttl Sqft: 1,691

DOM

118
Layout
Beds: 3 (2 1)
Baths: 3.0 (3 0)
Style: Acreage with Residence,Bi-Level
Parking
Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat:
Park Feat: Backs on to Park/Green Space,Farm,Few Trees,No Neighbours Behind,Private Driveway,RV Access/Parking,Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer: Septic Field,Septic Tank
Ext Feat: Other

Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Linoleum
Water Source: Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer
Int Feat: See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Breakfast Nook, 5pc Ensuite bath, Kitchen, Bedroom - Primary, and 4pc Bathroom in Basement.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Dining Room, Family Room, Living Room, Foyer, and Bedroom in Basement.

Game Room

Basement

32`10" x 44`1"

Furnace/Utility Room

Basement

11`4" x 8`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0311346

Zoning:

A

Remarks

Pub Rmks:

Development Opportunity!! 76 acres of land just Southeast of Chestermere! There are many parcels around this land that have had success in approvals for re-zoning and use changes from the County. Ideally located just 15 minutes from Calgary, Chestermere, and Langdon, this acreage provides a perfect blend of a great home and expansive land. Newer roof and hardy board siding, 220V power and gas heater in the triple detached garage. With 76 acres of farmland, this property is equipped with a horse run and stable, barn, and chicken coop. There is an existing long term tenant (please respect and do not go on land without an appointment) for holding property as Chestermere continues to expand! So whether you're considering subdivision, farming, pasturing, recreation, or livestock, this property ensures endless possibilities. This creates an opportunity to change the return on investment for what this land could become.

Inclusions:

None

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123